Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 965320 DEEDWARR
01/27/2023 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $4,421.50
20230127-0006436

39-B
File #23-1014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **1400 Arthur LLC, a Delaware limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dimitra Katsina, unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1400 Arthur Row Homes, A Horizontal Property Regime with Private Elements of record as Instrument No. 20201030-0126888 and amended in Instrument No. 20220729-0086790 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 1400 Arthur LLC, a Delaware Limited Liability Company by Warranty Deed from Jewel Crawford, Personal Representative of the Estate of Termore Willis, Jr. of record in Instrument No. 20181207-0119719, Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 07, 2018.

Being a portion of the same property conveyed to 1400 Arthur LLC, a Delaware Limited Liability Company, Three and one third percent (3.33%) undivided interest, by Quitclaim Deed from Lindsay Woodard Greer of record in Instrument No. 20190703-0065091, Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on July 03, 2019.

Being a portion of the same property conveyed to 1400 Arthur LLC, a Delaware Limited Liability Company, Five percent (5%) undivided interest by Quitclaim deed from Regina A. Woodard of record in Instrument No. 20190703-0065092 Register's Office for Davidson County, Tennessee, dated April 08, 2019 and recorded on July 03, 2019.

Being a portion of the same property conveyed to 1400 Arthur LLC, a Delaware Limited Liability Company, forty-five percent (45%) undivided interest, by Quitclaim Deed from Jackie D. Woodard of record in Instrument No. 20190703-0065093, Register's Office for Davidson County, Tennessee, dated April 08, 2019 and recorded on July 03, 2019.

Being a portion of the same property conveyed to 1400 Arthur LLC, a Delaware Limited Liability Company, Fifteen percent (15%) undivided interest, by Quitclaim Deed from Jane D. Woodard of record in Instrument No. 20190703-0065094, Register's Office for Davidson County, Tennessee, dated March 27, 2019 and recorded on July 03, 2019.

Being a portion of the same property conveyed to 1400 Arthur LLC, a Delaware Limited Liability Company, three and one third percent (3.33%) undivided interest, by Quitclaim Deed from Joel Keith Woodard of record in Instrument No. 20190703-0065095 Register's Office for Davidson County, Tennessee, dated March 25, 2019 and recorded on July 03, 2019.

Being a portion of the same property conveyed to 1400 Arthur LLC, a Delaware Limited Liability Company, seven and One half percent (7.5%) undivided interest by Quitclaim Deed from Michael L. Woodard of record in Instrument No. 20190703-0065096, Register's Office for Davidson County, Tennessee, dated April 27, 2019 and recorded on July 03, 2019.

Being a portion of the same property conveyed to 1400 Arthur LLC, a Delaware Limited Liability Company, Five percent (5%) undivided interest, by Quitclaim Deed from Cindy Cyrus, Taylor Woodard, and Sabrina Woodard of record in Instrument No. 20191118-0118428, Register's Office for Davidson County, Tennessee, dated October 28, 2019 and recorded on November 18, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1400 Arthur Avenue #1, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 23rd day of January, 2023.

1400 Arthur LLC, a Delaware Limited Liability Company

Authorized Agent

By: Derek Lisle, Authorized Agent

State of Tennessee
County of Davidson

On this 23rd day of January, 2023, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Derek Lisle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Authorized Agent of the maker, 1400 Arthur LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of 1400 Arthur LLC, as Authorized Agent.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,195,000.00.**

Affiant

Sworn and subscribed before me on this the 24th day of January, 2023.

Notary Public

My Commission Expires: 11/2/26

ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:
Dimitra Katsina
1400 Arthur Avenue Unit #1
Nashville, TN 37208

RESPONSIBLE FOR TAX PAYMENT
Dimitra Katsina
1400 Arthur Ave, unit #1
Nashville, TN 37208

TAX MAP-PARCEL #:
081-16-2D-001.00

Tennessee Certification of Electronic Document

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/23/2023 (date of document).

Affiant Signature

1/23/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of JANUARY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

